



# PLANNING COMMISSION AGENDA

NAT DIBUDUO, Chair

Commission Members  
LEE BRAND, Vice Chair  
NUEL BROWN  
JEFFREY HARRINGTON  
HAL KISSLER  
CHARLES VANG  
JENNIFER WHITE

Planning and Development  
Director/Secretary  
NICK P. YOVINO

Deputy City Attorney  
KATHRYN C. PHELAN

*The Planning Commission welcomes you to this meeting.*

March 3, 2004

Wednesday

6:00 p.m. to 9:30 p.m.

COUNCIL CHAMBER

2600 FRESNO STREET

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development staff at 621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those in attendance at the Planning Commission meeting.

**I. ROLL CALL**

**II. PLEDGE OF ALLEGIANCE**

**III. PROCEDURES**

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all testimony given will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating that time has expired.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

**IV. AGENDA APPROVAL**

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

**V. CONSENT CALENDAR**

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

- A. **Minutes** – Approve minutes for meetings of January 7, and February 18, 2004.
- B. **Communications**
- C. **Entitlements**

**VI. REPORTS BY COMMISSIONERS**

**VII. CONTINUED MATTERS**

**VIII. NEW MATTERS**

- A. Consideration of Plan Amendment Application No. A-03-13, Rezone Application No. R-03-62, Conditional Use Permit Application No. C-03-212 and environmental findings, filed by JCT Development II LLC, the Asch Family, and Ashlan-Blythe Partners, for 8.66 acres located on the southwest corner of West Ashlan and North Blythe Avenues.
  - 1. Environmental Assessment No. A-03-13, R-03-62, C-03-212, PM-2003-29, determination of initial study to file a Mitigated Negative Declaration (the environmental assessment included proposed Parcel Map Application No. PM-2003-29, filed concurrently).
  - 2. Plan Amendment Application No. A-03-13, requesting to change the land use designation of the 8.66 acres from neighborhood commercial to the following: 2.44 acres of general-heavy commercial and 6.22 acres of office commercial.

3. Rezone Application No. R-03-62, requesting to rezone the subject property from AE-5/UGM (*Exclusive Twenty Acre-Agricultural/Urban Growth Management*) zone district to the C-6/UGM (*Heavy Commercial/Urban Growth Management*) zone district (2.44 acres) and S-L/UGM (*Storage Limited/Urban Growth Management*) zone district (6.22 acres).
  4. Conditional Use Permit Application No. C-03-212, requesting authorization to construct a self-storage facility with caretaker residence on the portion of the property proposed for office commercial land use and S-L/UGM zoning.
    - West Area Community Plan Area
    - Council District 1 (Councilmember Boyajian)
    - Staff Member: Sandra Brock
    - Staff Recommendation: Approve subject to conditions
    - Will be considered by City Council
- B. Consideration of Rezone Application No. R-03-63 and environmental findings, filed by David Valenzuela, for 0.32 acres, adjacent to the northeast corner of the West Herndon Avenue frontage road and North Maroa Avenue (380 West Herndon Avenue).
1. Environmental Assessment No. R-03-63, determination of initial study to file a Finding of Conformance.
  2. Rezone Application No. R-03-63, requesting to rezone the subject property from the R-1/EA (*Single Family Residential/Expressway Area Overlay*) zone district to the C-6/EA/cz (*Heavy Commercial/Expressway Area Overlay/conditions of zoning*) zone district.
    - Bullard Community Plan Area
    - Council District 2 (Councilmember Calhoun)
    - Staff Member: Donn Beedle
    - Staff Recommendation: Approve subject to conditions
    - Will be considered by City Council

**VIII. NEW MATTERS - Continued**

- C. Consideration of Rezone Application No. R-03-70, Site Plan Review Application No. S-03-357 and environmental findings, filed by architect Paul Stommel on behalf of Percy L. Williams, Jr. and Crystal P. Wells-Williams, for 0.55 acres located on the southwest corner of West Donner and North Cornelia Avenues.
1. Environmental Assessment No. R-03-70, S-03-357, determination of initial study to file a Mitigated Negative Declaration.
  2. Rezone Application No. R-03-70, requesting to rezone the subject property from the R-P/UGM/cz (*Residential and Professional Offices/Urban Growth Management/conditions of zoning*) zone district to the R-2/UGM (*Low Density Multiple Family Residential/Urban Growth Management*) zone district.
  3. Site Plan Review Application No. S-03-357, requesting authorization to construct five (5) apartments on the subject property.
    - West Area Community Plan Area

- Council District 2 (Councilmember Calhoun)
- Staff Member: Sandra Brock
- Staff Recommendation: Approve with conditions
- Will be considered by City Council

D. Consideration of Vesting Tentative Tract No. 5265/UGM filed by Concord Development, for the development of 5.26 acres of property zoned R-1-A/UGM (*Single Family Residential/Urban Growth Management*) and located along the east side of North Maple Avenue between East Copper and East International Avenues.

1. Environmental Assessment No. T-5265, determination of initial study to file a Finding of Conformance.
2. Vesting Tentative Tract No. 5265/UGM, a nine-lot, single family residential subdivision.
  - Woodward Park Community Plan Area
  - Council District 6 (Councilmember Duncan)
  - Staff Member: Donn Beedle
  - Staff Recommendation: Approve

**IX. REPORT FROM SECRETARY**

- A. Status of the multi-purpose trail along the west side of North Willow Avenue between East Herndon and East Copper Avenues in Northeast Fresno.
- B. Status of Code Enforcement action on fence violations.
- C. Status of mini-storage facility under construction at 1191 East Nees Avenue (Conditional Use Permit Application Nos. C-01-36 and C-02-282) in Northeast Fresno.

**X. UNSCHEDULED ORAL COMMUNICATIONS**

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

**XI. ADJOURNMENT**